4.0 PHASE II HISTORIC ARCHITECTURAL RESOURCE SURVEY RESULTS

4.1 Introduction

The Phase I identification level historic architectural resource survey identified five major property types within the APE: post-World War II dwellings and commercial resources; nineteenth and twentieth century agricultural complexes and dwellings; I-houses; other late nineteenth and early twentieth century dwellings; and African American settlement resources. The resources identified for Phase II evaluation-level analysis include nineteenth and twentieth century agricultural complexes and dwellings, nineteenth and twentieth century I-houses, other late nineteenth and early twentieth century dwellings, and African American settlement resources. The elements that must be present for these property types to be determined eligible for NRHP listing are described in the succeeding sections.

4.1.1 Nineteenth and Twentieth Century Agricultural Complexes and Dwellings

Farms, farmsteads, and farmhouses reflect the agricultural past of Sussex County and Lewes and Rehoboth Hundred. An Agricultural Complex consists of standing buildings, including dwellings and domestic and agricultural outbuildings. They also encompass the utilitarian and nonutilitarian spaces and features associated with those buildings. Agricultural complexes are characterized by "a concentration or multiplicity of features, functions, and material culture" which must retain temporal and design integrity. Fence lines, hedgerows, or other still extant physical boundaries define potential NRHP boundaries (De Cunzo and Garcia 1993:250).

During the Industrialization and Early Urbanization period (1830-1880±), a more permanent Agricultural Complex developed in Sussex County. The simple single-story, two room hall and parlor plan began giving way to two-story, center passage, single pile dwellings. Most farming, before the construction of the Junction & Breakwater Railroad in 1868, was subsistence level. New outbuildings began to be built, particularly late in the period (De Cunzo and Garcia 1993:90-92).

During the Urbanization and Early Surburbanization period (1880-1940±) in Sussex County, farmhouses were generally vernacular single pile I-house dwellings two-and-one-half-stories high and two to five bays wide, with a side gable roof and a center hall plan. They often featured front and side porches and rearward ell extensions (De

Cunzo and Garcia 1993:189). The latter often incorporated functions that formerly had been in separate buildings, such as kitchens or servants' quarters (Herman 1987:148). In rural areas like Lewes and Rehoboth Hundred, many retained Greek Revival, Italianate, and Gothic Revival influences long past their popularity in urban centers (Arnold *et al.* 2004:19; McAlester and McAlester 2002:89, 96, 178, 210). Agricultural complexes of the period generally featured two to 10 outbuildings laid out in a partial court behind the house. The outbuildings might include a smokehouse, milkhouse, garage, detached summer kitchen, combination barns and granaries, dairy barns, corncribs, potato houses, equipment sheds, and broiler houses (De Cunzo and Garcia 1993:189). The farm outbuildings define the Sussex County agricultural landscape (De Cunzo and Garcia 1993:191). Tenant houses and labor camps were not uncommon, particularly as market crops played a greater role in Sussex County agriculture (Herman *et al.* 1989:54). Farms also include agricultural fields, wood lots, marshes, ditches, and orchards (De Cunzo and Garcia 1993:251).

Agricultural contexts and studies completed in Delaware make clear that in order to be eligible for NRHP listing as an agricultural complex, the established NRHP criteria should be used. Specifically, "the evaluation criteria for agricultural complexes stipulate that to be [NRHP] eligible...a property must contain a farm dwelling plus outbuildings and some of the farm land that establish the setting for the resource. The farm buildings should reflect a level of agricultural integrity for the period of significance" (Siders *et al.* 1991:34). Presumably, this applies to eligibility under NRHP Criteria A and C. Agricultural complexes may also be eligible under Criterion C for architecture "if they embody the distinctive characteristics of a type, period, or method of construction, present the work of a master, or possess high artistic value" (National Park Service 1991:17). Complexes are significant under NRHP Criterion B, if they are associated with the lives of persons significant on a local, statewide, or national level (National Park Service 1991:14). They are significant under NRHP Criterion D if they yield, or they have the ability to yield, important information on prehistory or history and they are the principal source of that information (National Park Service 1991:21).

4.1.2 Nineteenth and Twentieth Century I-Houses

I-houses are generally associated with the Industrialization and Early Urbanization period (1830-1880±), although the form persisted in the Western Parkway

APE into the late nineteenth and early twentieth centuries. I-houses are generally two- to two-and-one-half-stories high, three-, four-, or five-bays wide, and one- or two-rooms deep, with a side gable roof and, typically, a center hall plan. They often include one- or two-story high rear ells or tees that incorporate into the main house formerly separate functions, such as the kitchen or servants' quarters. One-story porches across the front or within the legs of the ell are not uncommon. They often exhibit Greek Revival, Italianate, or Gothic Revival details or elements (Arnold *et al.* 2004:19).

Previous studies have stressed the ubiquity of the I-house in Delaware's rural landscape (Arnold *et al.* 2004:19-20; Bowers 1987:37, 99). Consequently, an I-house must exhibit the highest standards of significance and integrity to be eligible for listing in the NRHP. In order to be eligible under NRHP Criterion A, they must be importantly associated with significant trends or events in local, state, or national history. The most obvious example would be an I-house that is part of an Agricultural Complex as described above. To be eligible under NRHP Criterion B, the house must be associated with an individual significant in local, state, or national history. To be eligible for architecture under Criterion C, an I-house must retain its original form and massing. The best examples should contain elements of the architectural styles current at the time the house was built. The house should exhibit integrity of location, setting, design, feeling, association, materials, and workmanship. Unsympathetic additions that obscure the original side gable I-house form, exterior alterations, including the replacement of historic siding material, and visual intrusions caused by new development will compromise integrity and render an I-house ineligible for NRHP listing (Arnold *et al.* 2004:20). Replacement windows by themselves will not compromise integrity, as long as the historic fenestration pattern is unchanged. Alterations after the period of significance, such as infilled porches and additions, will also compromise integrity. I-houses will be eligible under NRHP Criterion D if they will yield, or are likely to yield, information on I-houses that cannot be gathered from other sources. In light of the ubiquity of the resource type, it is difficult to imagine an I-house meeting this standard.

4.1.3 Other Late Nineteenth and Early Twentieth Century Dwellings

Domestic resources of this era are not as well studied as some other resource types in Sussex County. The *Historic Context Master Reference and Summary* states that for the 1880 to 1940 period "information on isolated residences or unincorporated

villages is almost totally undeveloped" (Herman *et al.* 1989:86). Studies done in other portions of the state, however, note that thousands of dwellings exist from this era. This is perhaps less true in the historic architectural resource survey APE for the Western Parkway project because of the historic use of the land for agriculture and the intense recent and on-going development pressures. However, because resources from this era are so common, "only the best examples of particular styles and periods or those with significance due to other themes would be nominated to the National Register" (Siders *et al.* 1993:47-48).

A rigorous approach to NRHP eligibility is appropriate. In order to be eligible for NRHP listing, dwellings from this period must meet the standards elucidated in NRHP Criteria A, B, C, and D. To be significant under NRHP Criterion A, they must be associated with significant historical trends, such as early Suburbanization in Delaware, as defined and described in the *National Register Bulletin: Historic Residential Suburbs. Guidelines for Evaluation and Documentation for the National Register of Historic Places* (Ames and McClelland 2002). To be eligible under Criterion B, a house must be associated with the persons significant in local, state, or national history. To be eligible for architecture under Criterion C, a dwelling must be an example of an architectural style current in the late nineteenth and early twentieth centuries, such as Queen Anne, Shingle, Colonial Revival, Neoclassical, Prairie, and Craftsman. As noted in the U.S. Route 301 report (Siders *et al.* 1993:47-48), because many examples of houses built in these styles exist, only complete examples with intact character-defining elements should be eligible for NRHP listing.

The non-agricultural late nineteenth and early twentieth century dwellings found within the Western Parkway project historic architectural resource survey APE are not high-style examples of the architecture of the era. Rather, they are vernacular houses with the form, massing, and some of the characteristic details of architectural styles. Such vernacular examples are ubiquitous and undistinguished and, for these reasons, are generally not individually eligible for listing in the NRHP for architecture. If found in concentration, they may be eligible under Criterion C as a historic district, defined as "a significant and distinguishable entity whose component parts may lack individual distinction" (National Park Service 1991:17), but this generally does not occur within this APE.

Finally, to be eligible under NRHP Criterion D, the dwellings would need to yield, or have the ability to yield, important information on history and to be the principal source

of that information (National Park Service 1991:21). In light of the ubiquity of resources from this era and the reams of documentation on these types of houses, it is difficult to imagine a situation where one would be eligible under Criterion D.

4.1.4 African American Settlement Resources

The historic context *African American Settlement Patterns on the Upper Peninsula Zone* (Skelcher 1995) identified two property types eligible for NRHP listing, African American Rural Communities and African American Urban Communities. The former applies to the two historically African American Communities found within the project APE, Belltown and Jimtown. African American Rural Communities are described as a "definitely circumscribed place containing African American members that is located remotely from the nearest Euro-American community, usually found at a crossroads community in the countryside." African American Rural Communities must have a nucleus containing a concentration of contributing elements. At a minimum, the community needs to include a church, a school building, and residential buildings (Skelcher 1995:145-146). Resources meeting this definition would be eligible for listing under NRHP Criterion A and possibly Criteria C or D.

Individual resources associated with African Americans must meet the NRHP criteria. To be significant under NRHP Criterion A, they must be importantly associated with significant historical trends. To be eligible under Criterion B, the resources must be associated with persons significant in local, state, or national history. To be eligible for architecture under Criterion C, the resources must be representative of a type, period, or method of construction, represent the work of a master, possess high artistic ability, or be part of a historic district. To be significant under Criterion D the resources must be able to yield important information about history that was not available through another means.

4.2 Phase II Historic Architectural Resource Survey Analysis

Eleven historic architectural resources were identified for Phase II analysis:

S-11519 - Nassau Orchards Market, 871 Nassau Road
S-8393 - Belltown Historic District, U.S. Route 9 and Beaver Dam Road
S-900 - Oakney Farmhouse, 17903 Beaver Dam Road

S-898 - Norwood-Jackson Farm, 19961 Bee Jay Lane
S-11730 - Jimtown Potential Historic District, Jimtown and Beaver Dam roads
S-947 - Walls Farm, 18886 Robinsonville Road
S-951 - Joseph Farm, 18345 Robinsonville Road
S-7911 – Holland Cemetery, Cedar Grove Road
S-11548 – Ebenezer M.E. Church Cemetery, Cedar Grove Road
S-966 - Hart Farm, 34139 Cedar Grove Road
S-8591 - Israel United Methodist Church, 20230 Plantations Road

The locations of the resources are found on the accompanying project mapping (see Figure 2). Each resource was evaluated for NRHP eligibility using the NRHP Criteria for Evaluation (Appendix A) and the Delaware *Historic Context Master Reference and Summary* (Herman *et al.* 1989), as well as other previously prepared and applicable historic contexts, including the NRHP and Wilmington suburbanization contexts (Ames and McClelland 2002; Chase *et al.* 1993), the roadside architecture context (LeeDecker *et al.* 1992), the Sussex County agriculture context (De Cunzo and Garcia 1993), and the African American Settlement Pattern context (Skelcher 1995), and the historic contexts and analysis of major property types prepared for this report. Cultural Resource Survey (CRS) forms for the resources are found in Appendix B. Appendix C contains Determination of Eligibility (DOE) forms for all resources recommended as eligible for NRHP listing.

4.2.1 S-11519 -- Nassau Orchards Market

The Nassau Orchards Market complex consists of seven resources. The most visible from the road is the one-story frame Nassau Orchards Market Roadside Produce Market. To its immediate north are a one-story, one-bay pressed block garage and one-story, frame storage building and cylindrical metal water tower. To its northeast are a six-bay equipment barn and a frame, four-stall stable. At the rear of the property is a large, modern house from the mid-twentieth century (Photographs 1 through 7).

Although the signboard on the Produce Market states "Established 1919," that refers to the company known as Nassau Orchards Market and not to the produce market building. The buildings on the property come from a variety of eras. The Produce Market building dates to 1952. The original portion of the house also dates to 1952. The house, however, was constructed in three stages and completed in 1962. The garage, storage shed, and water tower were built in the 1930s on a farm that was not then owned by Nassau Orchards Market. The Equipment Barn was built *ca.* 1955, after

an earlier barn on the property had been destroyed by Hurricane Hazel. The stable dates to the 1970s (Knapp, personal communication 2006).

Nassau Orchards Market was founded in 1919 by the PRR. Its headquarters were located near the railroad's freight house in Nassau, as was its packinghouse; the headquarters were lost to fire in the late 1990s. Nassau Orchards Market is now owned by Halsey Knapp, whose father had been brought in by the PRR to manage the orchard operations. Mr. Knapp's father bought the business in the early 1960s (Knapp, personal communication 2006). The company maintained orchards in the vicinity of Nassau, but most of those have been removed and converted to other uses, including housing developments, as this part of Lewes and Rehoboth Hundred shifts from a predominantly agricultural landscape to predominantly residential and "big-box" commercial retail.

Of the buildings associated with S-11519, the one most clearly associated with Nassau Orchards Market is the Roadside Produce Market, which the company built in 1952. Although Nassau Orchards Market was primarily a fruit and vegetable wholesaler, the company erected the retail market building to take advantage of the beach traffic using U.S. Route 1 (Knapp, personal communication 2006).

In order to be eligible under NRHP Criterion A, the Roadside Produce Market must have important associations with Nassau Orchard Market's operations. The building does not appear to meet this standard. Nassau Orchards, a subsidiary of the PRR, was a wholesaler and a transshipper of produce. Its presence in Nassau, and its extensive landholdings (e.g., Sussex County Deeds 1988:195), guaranteed freight traffic for the railroad's Junction & Breakwater Railroad. The Roadside Produce Market was a very small part of the company's operation, a sidelight that does not capture the extent or nature of its main business. Other resources better convey the significance of the company, including its former packinghouse in Nassau and the Nassau Historic District itself. For these reasons, the Roadside Produce Market is not significant under Criterion A for its association with the Nassau Orchards Market.

The Nassau Orchards Market Roadside Produce Market must also be evaluated under the Commercial Roadside Architecture context. The context specifically mentions roadside stands as "among the earliest and most prevalent features of the automobile era" (LeeDecker *et al.* 1992:301). The context stresses that for resources evaluated as eligible under Criterion A, a property "should be associated with patterns of settlement and development that occurred in response to the automobile." To be eligible under Criterion B, the property "should be associated with a particular individual or family who

4.2.2 S-8393 – Belltown Historic District

The Belltown Historic District, a V-shaped community located along U.S. Route 9 and Beaver Dam Road (S.R. 23), was determined eligible for NRHP listing in 1988 under Criterion A as a locally significant nineteenth century African American community in southern Delaware. The community met the definition of a Rural African American Community as defined in the study of African American settlement patterns in Delaware (Skelcher 1995). It was a "definitely circumscribed place containing African American members...located remotely from the nearest Euro-American community, usually found at a crossroads community in the countryside." In this case, the crossroads is a short distance from Lewes at the area known as Five Points. Belltown had the requisite nucleus of contributing buildings, predominantly residences, and important social and cultural institutions, including the Nassau Colored School and the John Wesley Methodist Episcopal Church (Skelcher 1995:145-146). The latter are located across U.S. Route 9 from each other at the east end of the village. At the time it was determined eligible for NRHP listing, the community "retained a great deal of social continuity since many of the families [were] descendants of early residents." The community also "retained a relatively high degree of architectural integrity" (Tidlow *et al.* 1990).

Belltown's local historical significance as the community center for African Americans in this part of Lewes and Rehoboth Hundred is unquestioned. According to local tradition, Belltown is named for Jacob "Jigger" Bell, a free black clergyman who began selling parcels of land to other free blacks in the 1840s with the intention of creating a new community. He also donated the lot on which the Methodist Episcopal Church was built (Eckman 1955:494). The historical record supports the local tradition. Jacob Bell was assessed for a lot and house beginning in 1836, and he appears in the tax rolls throughout the 1840s (Tidlow *et al.* 1990:102). The 1850 federal population census of free inhabitants of Lewes and Rehoboth Hundred show a concentration of African American families living around Jacob Bell (U.S. Census 1850:63-65). Bell and the names of two others living near him in 1850 -- Robert Hargass and Orange Maull -- are shown as Belltown residents on the 1868 map of Lewes and Rehoboth Hundred (Beers 1868). Finally, Scharf reports that "Little Wesley," the church "built for the African Methodists many years ago," was rebuilt in 1872 (actually 1873, according to the church cornerstone) (Scharf 1888:1221). This statement implies that the community in which

the church was located had been present for some time. It is likely the community began forming in the late 1830s or early 1840s. Subsequent census records show an ever-growing community at Belltown (U.S. Census 1870b:8-10, 1880b:60-63, 1900:15-17).

Belltown was the community center for African Americans in this part of Lewes and Rehoboth Hundred, predominantly because it contained two important community institutions, a school (the current one was built *ca.* 1930) and a church (built 1873 and rebuilt in 1908 and 1946). A second church for the area's minority community, the Israel United Methodist Church, is located on Plantations Road a short distance to the southeast of the Five Points. The 1868 map of the hundred refers to this second church as a "Mulatto Church" (Beers 1868); the designation, during that time period, generally denoted lighter-skinned blacks of mixed (white and black, black and Native American, or Native American and white) race. Oral interviews indicate that African American residents of this part of Lewes and Rehoboth Hundred, including those of Jimtown, an African American settlement that began coalescing in the 1880s and 1890s (see Section 4.2.5), worshipped and went to school in Belltown, walking through wooded areas, farm fields, and along roads to attend (White, personal communication 2006; Kemp, personal communication 2006; Echols, personal communication 2006).

Belltown's residents historically found employment in those jobs open to African Americans in Sussex County's Jim Crow era: day labor, farm labor, fruit picking, fruit packing, domestic service, maritime service, clergy, laundry washing, and hotel staff. Some residents, like William D. Norwood, owned farms and rented property in Belltown (U.S. Census 1870b:8, 1880b:60). During the Prohibition era of the 1920s, a number of Belltown families apparently also attained a degree of prosperity by making and selling moonshine to other Lewes residents (Tidlow *et al.* 1990).

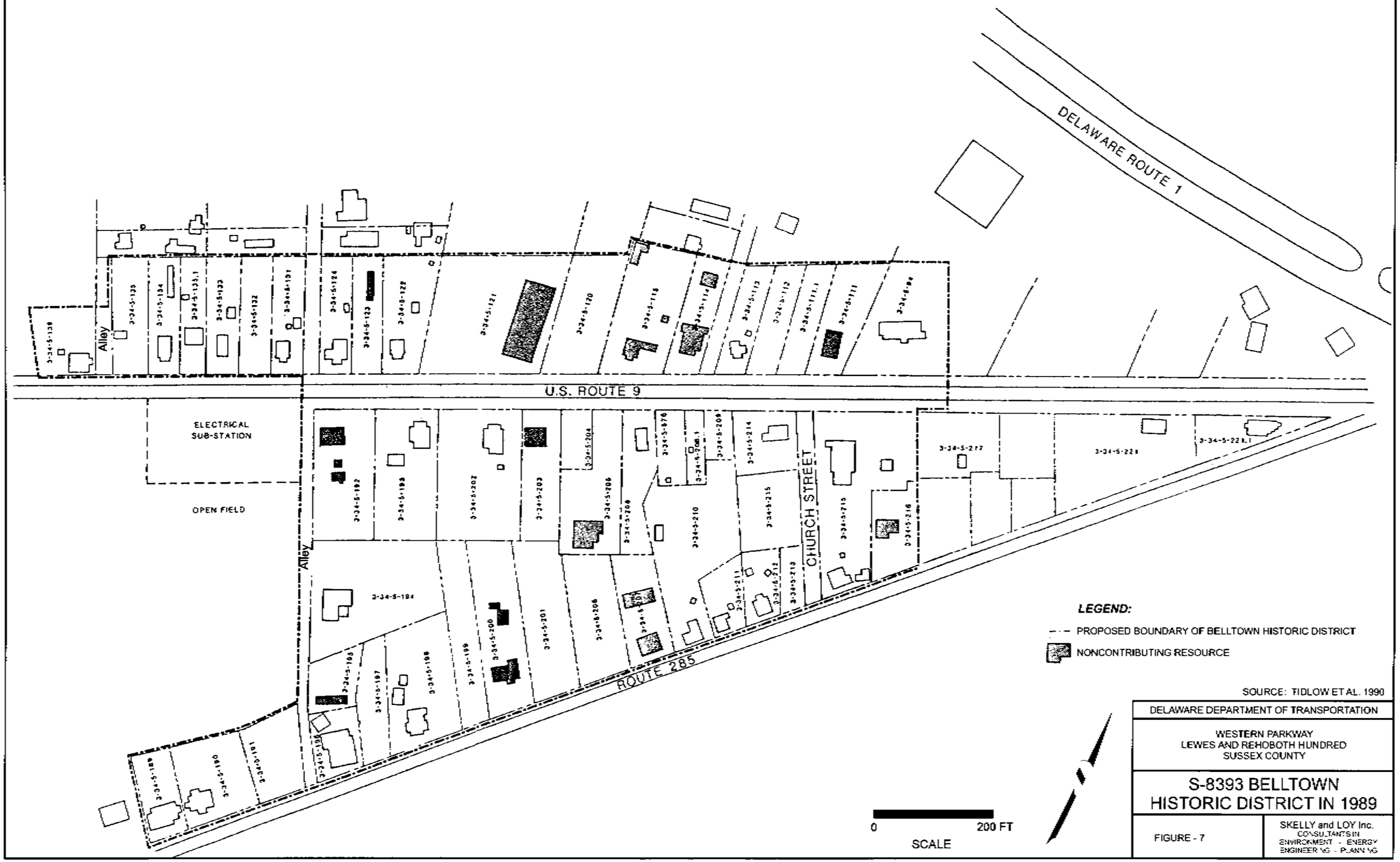
The Belltown Historic District retains great associative value as a historic African American community. Its residents remain African American, and many are descendants of families who have lived in the community for generations, continuing the historical legacy of the community. However, to be eligible for listing in the NRHP, a property must have integrity as well as significance, and the "relatively high degree of architectural integrity" referenced in describing Belltown in the late 1980s (Tidlow *et al.* 1990) when the historic district was determined eligible for listing, has been lost. The historic district has undergone extensive changes. Contributing houses have been removed, notably on the south side of U.S. Route 9 and along the north side of Beaver

Dam Road. Others have been so changed that their historic appearance, visible in the late 1980s, is no longer apparent. In a few cases, residences have been converted to commercial uses, which is not in character with the residential history of the community. In addition to alterations, infill housing and other buildings from the late twentieth century, including trailers, abound in the district. Beaver Dam Road and the northeast end of Seashore Highway, in particular, are dominated by noncontributing resources.

Figure 7 shows the Belltown Historic District, and its contributing and noncontributing buildings, in 1988, when the district was determined NRHP-eligible (Tidlow *et al.* 1990); Figure 8 presents Skelly and Loy's assessment of contributing and noncontributing resources within the historic district boundary today. Photographs of the resources in the Belltown Historic District as they appear today are keyed to Figure 8 (Photographs 8 through 40). Where an earlier photograph of a building is included in the report prepared on Belltown in 1990 (Tidlow et al. 1990), it is referenced in the photograph captions, so the two may be compared.

The DOE form prepared in 1988 counted 60 contributing and 22 noncontributing buildings in the district. The count of contributing buildings present at that time appears to be overstated. It must have included every shed and outbuilding within the boundary, regardless of size, in contravention of National Register guidance, which states that only buildings "substantial in size and scale" should be counted (McClelland 1997:17). Today, 18 contributing and 27 noncontributing buildings are in the historic district. Adjusting the boundary slightly to include three historic houses inexplicably not included in the original historic district boundaries, the count becomes 21 contributing and 27 noncontributing resources. Also, as can be seen on Figure 8, the district boundaries contain many areas with long stretches of noncontributing resources, including both the north and south sides of U.S. Route 9 and the north side of Beaver Dam Road.

The National Register eligibility criteria state that a historic district must "possess a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development." The guidelines emphasize that "a district derives its importance from being a unified entity" (National Park Service 1991:5-6). The unified nature of the Belltown Historic District, the significant concentration, linkage, and continuity of its resources, has been lost due to the extensive alterations the historic district has experienced. Belltown is a much different community today than in 1988, when many houses were unimproved and outhouses in backyards were not unknown. Then, it was able to convey its history as a



SOURCE: TIDLOW ET AL. 1990

DELAWARE DEPARTMENT OF TRANSPORTATION

WESTERN PARKWAY
LEWES AND REHOBOTH HUNDRED
SUSSEX COUNTY

S-8393 BELLTOWN HISTORIC DISTRICT IN 1989

FIGURE - 7

SKELLY and LOY Inc.
CONSULTANTS IN
ENVIRONMENT - ENERGY
ENGINEERING - PLANNING

DELAWARE ROUTE 1

U.S. ROUTE 9

EVETTE LANE

WAPLES STREET

SCHOOL

NEW

ELECTRICAL SUB-STATION

OPEN FIELD

STINGLEY LANE

TRAILER

NEW ADDITION

CHURCH

CHURCH STREET

S.R.23

BEAVER DAM ROAD

LEGEND:

- PROPOSED BOUNDARY OF BELLTOWN HISTORIC DISTRICT (1988)
- NONCONTRIBUTING RESOURCE
- (40) PHOTOGRAPH LOCATION AND DIRECTION

0 200 FT

SCALE

DELAWARE DEPARTMENT OF TRANSPORTATION

WESTERN PARKWAY
LEWES AND REHOBOTH HUNDRED
SUSSEX COUNTY

S-8393 BELLTOWN HISTORIC DISTRICT IN 2006

FIGURE - 8

SKELLY and LOY Inc.
CONSULTANTS IN
ENVIRONMENT - ENERGY
ENGINEERING - PLANNING

locally significant African American community in Lewes and Rehoboth Hundred, because the community nature of Belltown was apparent and met National Register criteria for historic districts. Today, the ability to convey the significance of the community has been lost due to the removal of historic houses, the alterations to others, and the construction of infill buildings, which results in more noncontributing than contributing buildings within the district boundaries.

Because its continuity has been lost, and such a high percentage of noncontributing buildings are present within the community, defining a boundary for the Belltown Historic District as it exists today is problematic. The National Register Bulletin on defining boundaries states that "[t]he majority of the property must retain integrity of location, design, setting, feeling, and association to be eligible. The essential qualities that contribute to an eligible property's significance must be preserved" (Seifert *et al.* 1997). The extent of the alterations to Belltown since 1988 means it can no longer meet this standard. Moreover, drawing a boundary to include only contributing resources, plus a small amount of noncontributing resources, is not possible without drawing a non-polygonal shape, a process not in keeping with the NRHP guidance (Seifert *et al.* 1997).

Belltown lacks integrity, and consequently, no longer can convey its historical significance as a rural African American community in southern Sussex County. As a result, it is recommended that the Belltown Historic District's NRHP status be changed to not eligible for listing. It is further recommended that the former Nassau School and the John Wesley Methodist Episcopal Church be evaluated as individually eligible for NRHP listing under Criterion A, association with an event, for their historic roles as important institutions for the local African American community.

4.2.3 S-900 – Oakney Farmhouse

According to the present owner, the dwelling at 17903 Beaver Dam Road was the product of three or possibly four building campaigns (Photographs 41 through 44). The oldest section of the house, which the owner believes dates to prior to the Civil War, is a two-story I-house portion set parallel to Beaver Dam Road, behind what is now the front of the house. It dates from the early or mid-nineteenth century. The two-story high, single-pile, three-bay wide front portion of the house that faces Beaver Dam Road dates from 1919, based on a date scratched into the foundation. Based on the skim-coated concrete block foundation, the partial-width, two-story rear ell appears to date from this

time, too. The single-story porch with a shed roof that wraps around the north and east sides of the front of the house does not appear to be original. On the west side of the house is a one-story high, two-bay wide, and four-bay deep addition with a flat roof dating to 1954 (Trout, personal communication 2006). Across the back of the house is a full-width, single-story addition with a shed roof of indeterminate age. The house is finished with aluminum siding and some of the wood frame windows have been replaced since the dwelling was first surveyed in 1979.

There have been other important changes to the property since 1979. Historically, the dwelling was a farmhouse for a 32.4 ha (80.0 ac) farm called Oakney. In 1989, the house was detached from the farm, and now sits on a 0.2 ha (0.5 ac) parcel (Sussex County Deeds 1989:17). There is no longer farmland associated with the property; it has been sold off for potential development. Also, two barns historically part of the complex, located across Beaver Dam Road, have been razed.

Conclusively dating the Oakney Farmhouse has been difficult. It does not appear on the 1868 Beers Atlas of Sussex County (Beers 1868:39), although a deed conveys the land in 1863 (Sussex County Deeds 1863:423). It is on the USGS 1918 map of Rehoboth Beach (USGS 1918b).

For much of the nineteenth century, the land was associated with one of Delaware's most storied families, the Rodneys. The earliest owner of record was Daniel Rodney, governor of Delaware between 1814 and 1817, a Congressman from 1822-1823, and a Senator from 1826-1827. However, Rodney, who owned a great deal of property in and around Lewes, apparently did not reside on the land. "His political career over, Rodney settled down in Lewes, tending his store, and reposed in his home he built about 1800 at 231 Second Street" (Martin 1984:122, 126). The same information is confirmed by tax records; Rodney's "mansion" is clearly in Lewes (Sussex County Tax Assessments 1801-1850). Following Daniel Rodney's 1846 demise, his heirs inherited 276 acres of land, plus houses and lots in Lewes and Pilot Town (Sussex County Tax Assessments 1801-1850). The first specific mention of an 80-acre Rodney-owned farm in Lewes and Rehoboth Hundred occurred in 1863, when William Rodney conveyed 80 acres of land, later to be known as Oakney, to his brother, George B. Rodney. Neither party, however, lived in Sussex County; William resided in Philadelphia and George in New Castle County (Scharf 1888:1166; Sussex County Deeds 1863:423). George Rodney was a judge and a former Congressman (Scharf 1888:580). The information leads to the conclusion that the farm was a rented or a tenant farm.

Following George Rodney's death in 1883, the land devised by will to Alice Hay of Chicago; her relationship to George is unknown. The farm definitively left the family in 1889 when it was purchased by David Coverdale for $700 (Sussex County Deeds 1889:329). A search of tax assessments for David Coverdale did not indicate whether a house was on the property, only that the land was improved (Sussex County Tax Assessments 1905-1908).

The dwelling at 17903 Beaver Dam Road is not significant under NRHP Criteria A, B, C, or D. It is not significant under Criterion A as an agricultural complex or as a tenant farm. Agricultural contexts and studies completed in Delaware make clear that in order to be eligible for NRHP listing as an agricultural complex, the established NRHP criteria should be used. This applies to tenant farms, as well as owner-occupied farms. A historic context completed on tenant farms was unable to identify any "distinctive functional property types" specifically associated with tenant farms (Siders *et al.* 1991:4). Therefore, the evaluation of a tenant farm should follow established NRHP criteria for assessing farm complexes (Siders *et al.* 1991:34). Specifically, "the evaluation criteria for agricultural complexes stipulate that to be [NRHP] eligible...a property must contain a farm dwelling plus outbuildings and some of the farm land that establish the setting for the resource. The farm buildings should reflect a level of agricultural integrity for the period of significance" (Siders *et al.* 1991:34). The study also notes that outbuildings defined the Sussex County landscape (De Cunzo and Garcia 1993:191).

In the case of 17903 Beaver Dam Road, the outbuildings historically associated with agricultural functions have been removed, and agricultural land is no longer associated with the property. There is no evidence that the farm was significant for the type of crops grown, for experimental agriculture, or for the layout of the buildings. There is no mention of it in secondary sources. Consequently, the farm is not significant under Criterion A.

In order to be eligible under Criterion B, a property must be associated with a person of demonstrable significance; it must be associated with that person's productive life; and it should best reflect that person's historic contributions (National Park Service 1991:14-15). It is indisputable that the property was associated with a person of demonstrable importance in Delaware. Daniel Rodney was a governor, congressman, and senator. However, there is no evidence that Rodney ever lived on the farm or that a house was even on the property during his ownership. Tax records and secondary sources, by contrast, make it clear that Rodney's main residence was in Lewes and that

his main occupation, when not involved in politics, was that of a merchant in Lewes. Under the National Park Service Criterion, speculative association with a property is not enough to warrant historical significance (National Park Service 1991:15). The person's association with the property must be demonstrable, associated with their productive life, and able to reflect the person's historic contributions. This house does not reflect Daniel Rodney's role as governor, legislator, or merchant, as would his house in Lewes or the store he operated. Consequently, the house is not eligible under Criterion B.

Agricultural complexes may also be eligible under Criterion C for architecture "if they embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic value" (National Park Service 1991:17). This is not the case here. In the absence of the associated outbuildings, the complex does not embody the distinctive characteristics of a Sussex County agricultural complex from the nineteenth or twentieth centuries. The house is not individually eligible for its architecture. Built in a number of different building campaigns, the house does not embody the distinctive characteristics of an architectural type, period, or method of construction. It presents itself today as nothing more than a sprawling, vernacular farmhouse built and added on to over a period of nearly 100 years. It has also been altered over time. There is no evidence, documentarily or stylistically, that it was architect-designed or represented the work of a master. The simple construction does not possess high artistic value. Consequently, the dwelling is not significant under NRHP Criterion C.

A dwelling can be significant under NRHP Criterion D, if it will yield, or it has the ability to yield, important information on prehistory or history and it is the principal source of that information (National Park Service 1991:21). This house was built during a number of campaigns. The wood support beams in the oldest portion of the house show evidence of having been cut by an up and down, rather than a circular saw (Trout, personal communication 2006). This detail is historically interesting but not significant. The house is built of frame construction. There is nothing in its construction techniques that is not already known or that cannot be retrieved from other sources. Consequently, the house is not significant under NRHP Criterion D.

4.2.4 S-898 -- Norwood-Jackson Farm

The Norwood-Jackson Farm consists of a farmhouse, eight agricultural outbuildings, and associated land. In 1872, Albert B. Holland conveyed to William D. Norwood a tract of land of unspecified size. Norwood's race is enumerated in various nineteenth century censuses as "Mulatto," a convention used at the time to designate mixed African American and either White or Native American heritage (U.S. Census 1850, 1860b, 1870b, 1880b). The current owner, a descendant of Norwood's, confirms the information from the nineteenth century censuses, that his family has both African American and Native American heritage (Jackson, personal communication 2006). In 1898, Norwood subdivided the land, deeding an 8.1 ha (20.0 ac) parcel to Harry C. Norwood (Sussex County Deeds 1898b:255). Between 1956 and 1963, the farm became the property of Harry Norwood's grandson, Brandel Jackson, the current owner (Sussex County Deeds 1963:73). Over time, the farm's holdings were expanded to its current 13.1 ha (32.4 ac). An estimation by Mr. Jackson of the configuration of the land historically associated with the farm is provided on Figure 2. When in agricultural use, farm products included corn, dairy products, and eggs (Jackson, personal communication 2006).

The farmhouse, outbuildings, and original 8.1 ha (20.0 ac) of land associated with the farm convey the twentieth century history of the farm under the ownership of Harry C. Norwood and Brandel Jackson. According to the current owner, the farmhouse's front two-story I-house portion with the brick foundation dates to *ca.* 1905 (Jackson, personal communication 2006). The two-story rear "T" and the one-story portion that wrap partially around the east and south sides of the house have concrete foundations. These were added by Harry Norwood at a later date, but prior to 1935, when the current owner was born. According to the current owner, he has made very few changes to the house (Jackson, personal communication 2006). The farmhouse is vernacular in style and features two wall dormers piercing the side gable roof, a full-width one-story front porch, and four-over-four, double-hung wood frame windows. The house is finished with vinyl siding (Photograph 45).

Five of the eight buildings in the farmstead were constructed prior to 1963. The owner dates the wood frame carriage barn contemporaneously with the original section of the house. A second barn he estimates was built *ca.* 1940. A concrete block milkhouse and a workshop/storage shed next to it were erected in 1956, as was a

second storage shed (Photographs 46 through 48). A large equipment barn, a greenhouse, and a chicken coop are of more recent vintage and are not historic.

The Norwood-Jackson Farm is eligible for NRHP listing under Criteria A and C as an example of a Sussex County Agricultural Complex from the early to mid-twentieth century. To be eligible as an agricultural complex, a farmstead must consist of a farmhouse and related domestic and agricultural outbuildings. A complex is "characterized by a concentration or multiplicity of features, functions, and material culture," which must retain temporal and design integrity (De Cunzo and Garcia 1993:250). During the Urbanization and Early Suburbanization period (1880-1940±) in Sussex County, a complex generally included a two-story, single pile farmhouse with a kitchen wing, often exhibiting Victorian motifs, such as a cross gable roof and two to 10 outbuildings laid out in a partial court behind the house. The outbuildings "defined the Sussex County agricultural landscape" (De Cunzo and Garcia 1993:191) and generally included a mixed-use barn and corncrib and, by the early to mid-twentieth century, potato houses and low broiler houses (De Cunzo and Garcia 1993:189-191).

The Norwood-Jackson Farm meets the major parts of these criteria. The farmhouse is two stories high with a kitchen wing (although it is not single pile), and the outbuildings are laid out in a partial court to the east and to the south of the house. The five remaining historic outbuildings (carriage barn, barn, milkhouse, workshop/shed, and shed) were built in different eras and illustrate evolutionary changes to the farm and farmstead over time.

The Agricultural Complex criteria makes clear that, in order to be eligible, the complex must have associated agricultural land. Currently, no land associated with the property is farmed. However, the 8.1 ha (20.0 ac) land that comprised the farm prior to 1963 is still associated with it, and it has not been put to any other use. The farm's current owner's estimate of its configuration is provided on Figure 2. The 8.1 ha (20.0 ac) consists of woodland near the stream at the east edge of the property, grass, and a portion where sunflowers are grown to attract mourning doves for hunters. Although it is not actively farmed, the non-wooded portions could be returned to agricultural production at any time. The proposed NRHP boundary, therefore, includes the 8.1 ha (20.0 ac) historically associated with the property from 1898 through 1963.

The Norwood-Jackson Farm does not appear to be significant under NRHP Criterion B, association with a significant person. The guidelines for applying Criterion B state that a person must have made specific contributions to history that can be

identified and documented (National Park Service 1991:14). There is no record that Harry C. Norwood, who assumed the farm's ownership in 1898 and who operated the 8.1 ha (20.0 ac) farm during the period in which the house and most of the outbuildings were built, made identifiable and documented contributions to local history. Rather, he appears to have been simply a small farm operator. That status was not historically significant in this portion of Lewes and Rehoboth Hundred.

The farm is also not significant under NRHP Criterion D, because it is not likely to yield information important in history. In order for a building or collection of buildings to be eligible under Criterion D, the resource(s) must be the principal source of important information. The Norwood-Jackson Farm is an example of a twentieth century Agricultural Complex in Sussex County. The resource type is not uncommon and is well-documented. Architecturally, the buildings consist of a modified I-house, a very common property type in southern Delaware. The outbuildings are also examples of common agricultural buildings. They do not convey the ability to yield important information on Sussex County's agricultural history.

A DOE form for the resource may be found in Appendix C.

4.2.5 S-11730 -- Jimtown Potential Historic District

The African American community known as Jimtown is located predominantly on Jimtown Road between S.R. 23 (Beaver Dam Road) and C.R. 277 (Robinsonville Road) in the southern portion of Lewes and Rehoboth Hundred. A few houses are also found along Beaver Dam Road. The community consists of 28 houses.

Jimtown's origins are not as well defined as Belltown's. Numerous oral and published sources attribute the name "Jimtown" to James Daniel Hargust (the family name is also spelled Hargist, Hargis, Harges, Hargus, and Hargass), an African American who had a farm in the area that is now Jimtown in the mid- or late nineteenth century. For example, in a recollection published in 1989 (Forney 1989), Pearl Carter stated that Jimtown was named for her grandfather. However, census records and a family genealogy indicate her grandfather was named Jerry Daniel Harges; her father was named James Hargust (U.S. Census 1870b:9; Allen 2006), so perhaps she meant Jimtown was named for her father. James, or Jim, Daniel Hargust was born *ca.* 1870; his birth year in censuses ranges from 1867 (U.S. Census 1880b:61) to 1873 (U.S. Census 1920:19). In light of his age, Jim Daniel Hargust could have purchased a farm

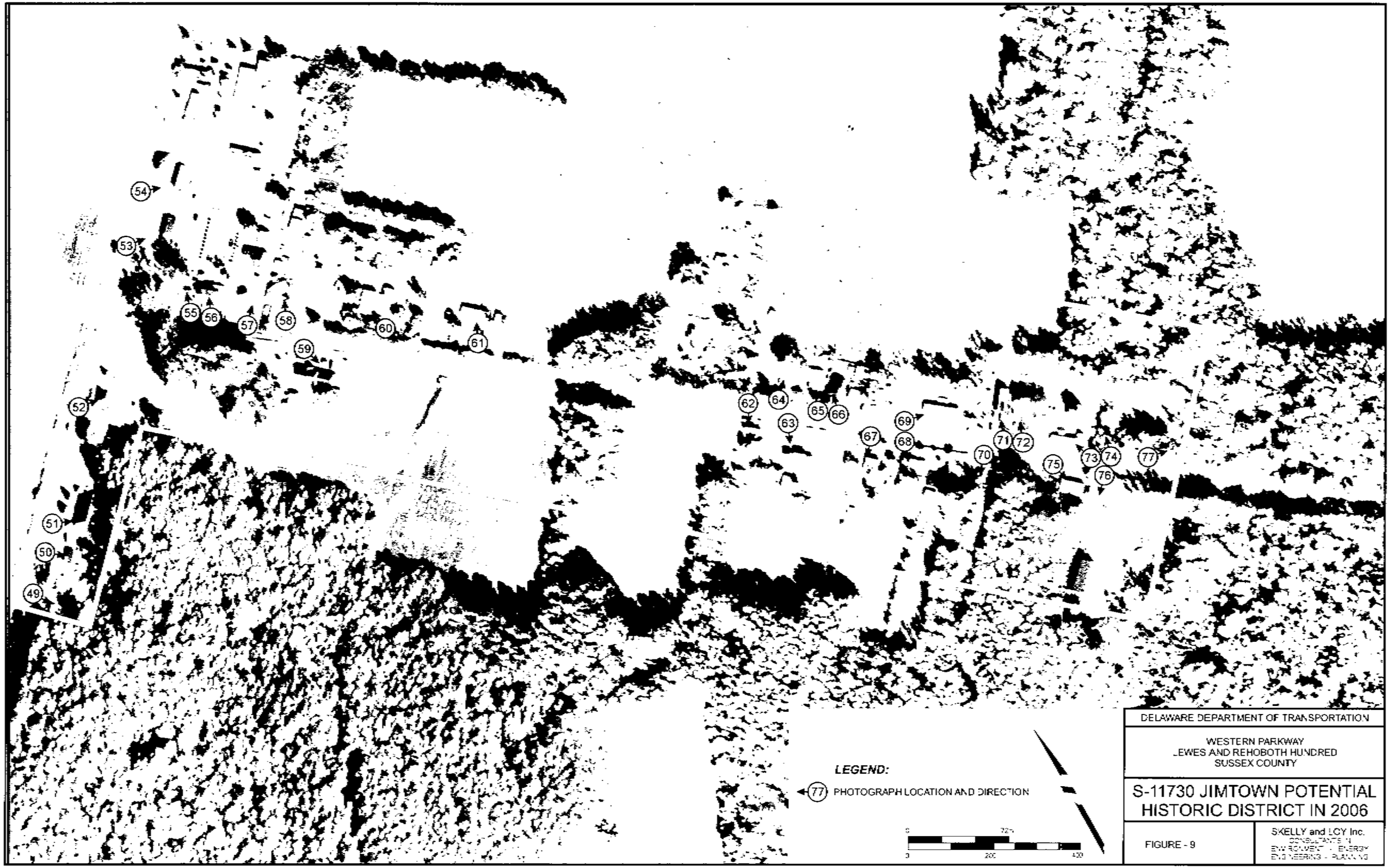
ca. 1890. Unfortunately, no 1890 census records remain for Delaware to confirm where James Daniel Hargust lived, and no deed record could be located for him. The absence of a deed record from the late nineteenth and early twentieth centuries for African American residents is not uncommon in Sussex County. Property ownership was necessary in order to vote. African Americans were thus often "discouraged" from registering their property to keep them away from the polls (Tidlow *et al.* 1990:102).

Oral histories, historic maps, and deed and census records indicate that Jimtown probably began forming during the 1870s. Jimtown Road does not appear on the 1868 map of Lewes and Rehoboth Hundred (Beers 1868), which implies that the community was not yet in place. The notation "J. Hargis Est." does appear on the 1868 map of Lewes and Rehoboth Hundred on the east side of Cedar Grove Road, near where Jimtown Road currently intersects with it (Beers 1868) (see Figure 4). This, however, seems to reference a white James Hargis, a minister in the Methodist Episcopal Church, who appears in the 1850 census for Lewes and Rehoboth Hundred (U.S. Census 1850:56). Deed records indicates that this James Hargis was originally from Maryland, and eventually resettled there (Sussex County Deeds 1854:412). The first concrete record found showing evidence of an African American community in the area of Jimtown is a deed dating to 1875, when Moses Hevelow, an African American farmer, conveyed five acres of land to Mary Jane Hargis, an African American (Sussex County Deeds 1875:322). According to census records and family genealogy, she was James Daniel Hargis's mother (U.S. Census 1880b:61; Allen 2006). A second deed traces a Jimtown lot to the early 1880s (Sussex County Deeds 1883:591). Census records indicate that Jimtown, however, could not have been more than a handful of houses at that time. The only concentration of African Americans in Lewes and Rehoboth Hundred in the 1870 or 1880 federal population censuses are at Belltown (U.S. Census 1870b:8-10, 1880b:60-63). Unfortunately, the 1890 federal census was destroyed by fire and is not available to see if a second African American community was present. By 1900, a second concentration of African Americans is in place in the hundred, and it includes names of families that are still present in Jimtown or their ancestors (U.S. Census 1900:15-17; Echols, personal communication 2006). A 1918 map of the area shows 12 houses on each side of Jimtown Road, some clearly farmhouses (USGS 1918b) (see Figure 5). Another five are shown on Beaver Dam Road. From this evidence, it is deduced that the community firmly took root in the 1890s and expanded in the first decades of the twentieth century.

Jimtown's residents found employment in those areas open to African Americans at the time: farmer, farm laborer, day laborer, fruit picker, laundry woman, domestic help, and waiter. The community included both home owners and home renters (U.S. Census 1900:16-17, 1910:16-17, 1920:19). There was no church or school in Jimtown, but the African American communities of Jimtown and Belltown were closely linked by blood relationships and friendships. Jimtown's residents worshipped and attended school in Belltown, walking through wooded areas, farm fields, and along roads to attend (White, personal communication 2006; Kemp, personal communication 2006; Echols, personal communication 2006).

Jimtown meets the first part of the definition of a Rural African American Community, as described in the study of African American settlement patterns in Delaware. It is a "definitely circumscribed place containing African American members that is located remotely from the nearest Euro-American community, usually found at a crossroads community in the countryside" (Skelcher 1995:145-146). In this case, Jimtown is located a short distance from Lewes, on a road that connects with both Beaver Dam Road, a major transportation route through the area, and Cedar Grove Road. Jimtown, however, does not meet the second part of the definition. It lacks the nucleus of contributing buildings that are necessary in order to convey historical importance as an African American community. Because it lacks this requisite nucleus of contributing buildings, it is not eligible for NRHP listing.

The buildings currently found in Jimtown are shown in Photographs 49 through 77; a photo key is provided in Figure 9. They are organized as follows: Photographs 49 through 54 show houses on Beaver Dam Road, from south to north. The remaining photographs, 55 through 77, are for buildings on Jimtown Road. Jimtown contains 29 buildings, 28 of which are residences. Twenty-two are located on Jimtown Road; seven front Beaver Dam Road. Based on historic aerial mapping, architectural style, and conversations with citizens of Jimtown, no more than 18 of those houses date from prior to 1963, the cutoff year for the Historic Architectural Resource survey. Of those 18, three were moved to Jimtown in the late twentieth century (Echols, personal communication 2006). Of the 15 remaining houses, only two appear to date from the late nineteenth or early twentieth centuries, S-895 and S-940. A third house, S-11539, retains the appearance of its *ca.* 1950 construction date. Local residents provide a construction date of "early or mid-1960s" for six more (Echols, personal communication 2006); based on aerial photographs, mid-1960s seems to be more accurate (Delaware



LEGEND:

77 PHOTOGRAPH LOCATION AND DIRECTION

0 200 400

DELAWARE DEPARTMENT OF TRANSPORTATION

WESTERN PARKWAY
LEWES AND REHOBOTH HUNDRED
SUSSEX COUNTY

S-11730 JIMTOWN POTENTIAL HISTORIC DISTRICT IN 2006

FIGURE - 9

SKELLY and LOY Inc.
CONSULTANTS IN
ENVIRONMENT - ENERGY
ENGINEERING - PLANNING

DataMIL 2006). Many of these houses have been enlarged, sided with non-historic materials, or otherwise modified (Echols, personal communication 2006). For example, S-941, once virtually identical to S-940, now has a large addition and non-historic outbuildings. S-942, estimated to have been built *ca.* 1920, has virtually collapsed.

Jimtown has also had houses added to the community during the late twentieth and early twenty-first centuries. At least 10 non-historic houses may be found in Jimtown, particularly at the west end of Jimtown Road, as can be seen on Photographs 55 through 61. In addition, since the area was surveyed in December 2005 for the Phase I Historic Architectural Resource survey, one resource in Jimtown has been removed, S-8345, a small wood bridge over Goslee Creek.

The cumulative effect of the alterations to historic houses, construction of infill houses, and loss of resources is that Jimtown lacks integrity to convey its history as an African American community dating from the late nineteenth and early twentieth centuries. Jimtown lacks important elements of integrity, including design, setting, materials, workmanship, feeling, and association. Jimtown has the look and the feel of a late twentieth century community. Because it lacks integrity, the area is not eligible for listing in the NRHP as a historic district.

4.2.6 S-947 -- Walls Farm

The agricultural complex at 18886 Robinsonville Road includes a farmhouse and an expanded three-story barn, as well as two non-historic sheds. The farm has been in the Walls family since 1878. The oldest portion of the house may date to the 1870s (Walls, personal communication 2005-2006). It consists of a two-story block located at the front and south end of the house. The main block of the historic house, a larger, two-and-one-half-story portion historically located north of the original two-story portion, was torn down in the 1950s. When field viewed in October 2005, the two-story block, a two-story rear ell added *ca.* 1936, and a one-story side addition constructed at a later time were all that remained. When revisited in September 2006, the property owners were in the process of adding a large addition placed to the north of the original portion (Photographs 78 through 81).

The three-story front gambrel roof barn is located to the southwest of the house. The oldest portion dates to *ca.* 1905; the barn's large side-gable addition dates from the late 1970s (Photograph 82). Replacement asphalt shingles, aluminum siding, vinyl

shakes, and six-over-six windows have been added to the structure. A large one-story board-and-batten shed is located to the west of the barn, and a small one-story board-and-batten shed is located to its north (Photograph 83).

The changes previously made to the barn, the addition being placed on the house, and the two non-historic sheds compromise the integrity of the house and the property. The house and farmstead lack most aspects of integrity, including design, materials, workmanship, feeling, and association. The changes compromise the ability of the property to convey its significance. Consequently, the property is no longer eligible for NRHP listing.

4.2.7 S-951 -- Joseph Farm

The Joseph Farm at 18345 Robinsonville Road contains 21.3 ha (52.6 ac) of land, which is organized around the two-and-a-half-story frame farmhouse dating from *ca.* 1904 and the one-and-a-half-story barn dating from *ca.* 1900. The vernacular front gable-and-wing farmhouse features a T-shaped plan with an enclosed partial-width front porch and a one-story rear addition (Photograph 84). The three-gable roof is covered with slate shingles and the walls are clad with machine-hewn wood shingles. Specially-cut shingles are arranged to form a decorative pattern of triangles and squares under the west and north gables. The windows are primarily one-over-one sash with operable wood shutters. The farmhouse retains most of its original materials and design features; it has integrity. The frame barn, which is located to the north of the house, was a front gable building with vertical board siding and a wood shingle roof, but in the Fall of 2005, the barn roof collapsed (Photograph 85). While the barn shell is still standing, it continues to deteriorate, and it does not retain integrity.

The farmhouse and barn are surrounded by 13 outbuildings (Photographs 85-94). Of those, only four were built before 1963: a summer kitchen, a cold cellar, an outhouse, and a chicken coop. The summer kitchen, cold cellar, and outhouse are all modest frame structures clustered directly behind (northeast of) the farmhouse. The summer kitchen was built contemporaneously with the farmhouse and dates to the early twentieth century. The cold cellar has a pyramidal roof with lattice wall coverings, while the other two outbuildings are front gable structures with walls of wood panel and clapboard. The four-bay chicken coop from 1929 is located further to the northeast.

Nine non-historic outbuildings were built after 1962: two mobile homes, a vehicle shelter, a Quonset hut, an unfinished house, a garage, and three storage sheds. These buildings visually dominate the farmstead.

According to the current owner, who was born in 1939, his father, grandfather, great-grandfather, and great-great-grandfather all lived on this land. The 1868 map of Lewes and Rehoboth Hundred shows the farm as the property of S.W. Joseph (Beers 1868). This is the present owner's great-grandfather, Samuel White Joseph (Joseph, personal communication 2006). He acquired 60 acres of land in 1852 from B.C. Waples, the first year he appears in the Lewes and Rehoboth Hundred tax assessments (notation in Sussex County Tax Assessments 1848).[1] According to the 1860 manuscripted agricultural census for Lewes and Rehoboth Hundred, Joseph owned 50 acres of improved and 10 acres of unimproved land valued at $800. In comparison to other farms in the area, he was on the low middle end of farm value. His operation was fairly typical for the time and area. He owned three horses, two milk cows, four other cattle, and seven swine. His predominant crop was corn, but he also grew a small amount of wheat (probably for fodder) and Irish potatoes. In addition, his dairy cows produced milk and butter (U.S. Census 1860a).

By the time of the 1880 agricultural census (Joseph does not appear in the 1870 agricultural census), Joseph had expanded his holdings to 160 acres of tilled and 20 acres of wood land valued at $3,000. He now owned two horses, two oxen, two milk cows, two cattle, and four swine. Joseph also raised chickens and produced eggs. Corn remained his largest crop, but he now also grew a substantial amount of wheat, as well as Irish and sweet potatoes. His farm operation was typical of a comfortable middle class farmer in the area (U.S. Census 1880a).

The farm attained its present size *ca.* 1890 when Rufus S. Joseph, Samuel's son and the current owner's grandfather, inherited approximately 50 acres of land from his deceased father. Twenty-three other acres are listed as devised to others; the fate of the remaining 77 acres attributed to Joseph in the 1880 agricultural census is unknown. Previously, Rufus Joseph had not owned any land. In addition to the farmland, Rufus Joseph was also assessed for one horse, two cows, two yearlings, and a calf (Sussex County Tax Assessments 1880-1904). According to his grandson, Rufus Joseph raised predominantly corn, both as feed and as a market crop. The acreage remains in

[1] Sussex County land owners were assessed for taxes every four years during the nineteenth century. It was common for notations to be made on existing records.

agricultural production today, although the fields are now rented to a neighboring family (Joseph, personal communication 2006).

The farm is evaluated as not eligible for NRHP listing as an Agricultural Complex under Criteria A and C. Eligibility criteria developed for a Sussex County Agricultural Complex note that such complexes must be "characterized by a concentration or multiplicity of features, functions, and material culture," and must retain temporal and design integrity (De Cunzo and Garcia 1993:250). The outbuildings associated with the agricultural complex are given particular weight and importance when evaluating them for NRHP eligibility, as they "defined the Sussex County agricultural landscape" (De Cunzo and Garcia 1993:191). During the Urbanization and Early Suburbanization period (1880-1940±) in Sussex County, an agricultural complex generally included a two-story farmhouse with a kitchen wing, plus two to 10 outbuildings laid out in a partial court behind the house (De Cunzo and Garcia 1993:189-191).

Although the land has been in the same family since the mid-nineteenth century and is still used for agriculture, the Joseph Farm farmstead lacks temporal and design integrity and the outbuildings characteristic of an early and mid-twentieth century farmstead in Sussex County. The farmstead is spatially and visually dominated by buildings dating from the late twentieth century. Nine of 14 buildings date from that period, and they overwhelm the buildings that remain from the early twentieth century. The farm's farmhouse and detached summer kitchen are still present. The latter is relatively rare in this portion of Lewes and Rehoboth Hundred; the summer kitchen was generally subsumed into the main house. The farmhouse is architecturally undistinguished and has had some alterations. Additionally, the most critical agricultural outbuilding of the farmstead, the barn, is a shell of its former self, and the other two buildings from the historic period are small and nondescript.

The farmstead lacks the outbuildings characteristic of the Urbanization and Early Suburbanization period (1880-1940±) in Sussex County. The presence of so many buildings from the late twentieth century and the virtual loss of the barn compromises the ability of the farm to convey its long agricultural history. The farmstead lacks important elements of integrity, including design, materials, workmanship, feeling, and association. For these reasons, the Joseph Farm is not eligible as an Agricultural Complex under NRHP Criteria A and C.

The Joseph Farm is also not eligible for NRHP listing under Criterion B, association with a person of historical significance. Under Criterion B, individuals

associated with the property must have made specific, documented contributions to history. This is not the case with the owners of the Joseph Farm. Tax assessments and census records indicate that they are typical farmers from this part of Lewes and Rehoboth Hundred in terms of farm size, farm value, and crops raised (U.S. Census 1870a, 1880a; Sussex County Tax Assessments 1880-1904). State histories and biographical records, and the archives of the Lewes Historical Society do not contain references to the family, as they would if they had made specific contributions to the history of the area. The current owner of the property has indicated that the farm operated at a subsistence level (Joseph, personal communication 2006).

The Joseph Farm is also not eligible under NRHP Criteria D, because it is not likely to yield information important in local, state, or national history. In order for a building or collection of buildings to be eligible under Criterion D, the resource(s) must be the principal source of important information. The Joseph Farm contains a farmhouse, summer kitchen, and two outbuildings from the early twentieth century. The agricultural and architectural history of that period in Sussex County are well-documented. The farmhouse is a modified I-house, probably the most typical house type from the period. The summer kitchen, while comparatively rare, is not an unknown resource type and examples have been recorded. The other two early twentieth century outbuildings are undistinguished. The majority of the farmstead's buildings date to the late twentieth century. Because the buildings are common and were built during a well-documented era, the complex does not have the ability to yield important information on Sussex County's agricultural history not available from other sources.

4.2.8 S-7911 -- Holland Cemetery

The Holland Cemetery is located in a wooded area approximately 450.0 m (1,476.4 ft) west of Cedar Grove Road, on a property owned since 1938 by J.G. Townsend and Company (Sussex County Deeds 1938:31). The cemetery was surveyed in 1989, when the CRS number of the resource was established, but little information is provided in the form. Skelly and Loy re-surveyed the property in October 2006. The burying ground contains 11 graves with legible markers, representing 12 burials (Photographs 95-96). It may contain as many as 36 burials. The marked graves date from the first half of the nineteenth century. There are three each from the 1820s,

1840s, and 1850s. The cemetery covers approximately 180 square feet. The boundary was determined by archaeological probing.

The cemetery appears to be a family burying ground, predominantly for the Holland family. Of the 11 marked graves, nine are for members of the Holland family. The other two are for Thomas Kellum and Sarah S. Waples. Deed records indicate that Kellum received a plot of land that may have included the cemetery when he won a judgment against the Holland family (Sussex County Deeds 1830:75). Sarah Waples's maiden name was Kellum (Luther 2003); her husband, Peter, later owned the land (Sussex County Deeds 1866:257). The deeds do not specifically reference the cemetery, however. The deeds also do not mention the presence of a church on the land. For this reason, it is concluded that the cemetery was a family plot and not a cemetery associated with a church yard.

The Holland family apparently settled in Lewes and Rehoboth Hundred in the late eighteenth century. The 1800 census lists David, Betsey, and John Holland as residing in Lewes and Rehoboth Hundred (U.S. Census 1800:406). The 1813 list of taxable citizens for the hundred (Scharf 1888) mentions those three names, plus Benjamin and Comfort Holland. All are names found on headstones in the cemetery. A biographical sketch of a descendant of John Holland states that Holland was a native of Sussex County, although it does not mention in which hundred he was born (J.M. Runk and Company 1899:1015-1016). Historical sources, including deed records and the biographical sketch, indicate that beginning in the 1810s, the Holland family began selling the land where the cemetery was located and moving to an area of Lewes and Rehoboth Hundred north and east of there (J.M. Runk and Company 1899; Sussex County Deeds 1828:16). At the time the 1868 map of Lewes and Rehoboth Hundred was produced (Beers 1868), the land on which the cemetery is located was the property of Charles K. Warrington. He had purchased the land containing the cemetery, a total of 144 acres, from Peter Waples, husband of Sarah Waples, in 1866 (Sussex County Deeds 1866:257). Warrington's wife was Margaret Waples, daughter of Peter and Sarah Waples (Luther 2003). Between 1866 and 1905, Warrington would assemble a 497 acre tract of land, which was sold to J.G. Townsend and Company in 1938 by the executor of the estate of Sallie J. Tunnell, Warrington's daughter (Sussex County Deeds 1938:31).

Cemeteries are a type of resource not usually considered eligible for listing in the NRHP. In order to be eligible for listing, a cemetery must meet one of the NRHP Criteria

for Evaluation and also one of four "Criteria Considerations." The Criteria Considerations state that a cemetery must derive its primary significance from graves of transcendent importance, from age, for distinctive design features, or from association with historic events (National Park Service 1991:34).

The Holland Cemetery does not meet any of the Criteria Considerations. Graves of transcendent importance are defined in the NRHP bulletin as the burial places of persons having "great eminence in their fields of endeavor or..a great impact upon the history of their community" (National Park Service 1991:34). There is no evidence in the historical record that such persons are buried in the Holland Cemetery. The Holland family, as well as Thomas Kellum and Peter Waples, were all farmers, an occupation likewise pursued by their neighbors. The published histories of Delaware do not indicate that any of the Hollands buried in the cemetery achieved great eminence in agriculture or any other field. The only Holland buried in the cemetery that is mentioned in any of the histories is John Holland. His economic status in the 1800s and 1810s is described as "straitened" (J.M. Runk and Company 1899:1015). None of the other Hollands of that generation garner more than a listing on the record of taxable persons. Thomas Kellum's only mention in the historical record is the lawsuit he won against Benjamin Holland. Sarah Waples is noted only as the wife of Peter Waples. None made a great impact upon the history of their community.

Cemeteries can be eligible if they have "achieved historic significance for their relative great age in a particular geographic or cultural context" (National Park Service 1991:35). This is not the case with the Holland Cemetery. The marked graves date from 1812 through 1863. None can be described as having achieved "great age" in the context of settlement in Sussex County and Lewes and Rehoboth Hundred. Euro-American settlers have lived in the Lewes area since the 1630s and in the vicinity of the cemetery since at least the late seventeenth century. Consequently, a burying ground from the early and mid-nineteenth century cannot be defined as being of "great age" by the standards of the area.

The Holland Cemetery also lacks "distinctive design values" (National Park Service 1991:35). This portion of the Criteria Consideration generally refers to high style cemeteries, such as Victorian era cemeteries with elaborate boulevards and streets, ornate mausoleums, statuary, and other grave markers, and notable landscape architecture. The Holland Cemetery does not fit this definition. The Holland Cemetery lacks any discernable design at all. This is partially explained by the fact that the

cemetery has been abandoned for quite some time; aerial photographs indicate this since at least the early twentieth century (Delaware DataMIL 2006), if not earlier. Headstones and footstones have been knocked down and perhaps removed. Trees have grown up in the cemetery, and some have fallen. But even if this were not the case, there is no evidence that it ever had distinctive design features. It is not noteworthy for architecture, landscape architecture, mortuary art, or sculpture (National Park Service 1991:35). The cemetery is nothing more than a family burying ground, with the graves placed on the edge of a farm field, so that little productive land was lost.

The Holland Cemetery is also not associated with "specific important events or general events that illustrate broad patterns" of history (National Park Service 1991:35). There is no record that the family cemetery is associated with any important event.

Because it fails to meet any of the four Criteria Considerations, the Holland Cemetery is not eligible for NRHP listing.

4.2.9 S-11548 -- Ebenezer Methodist Episcopal Church Cemetery

Ebenezer Methodist Episcopal Church Cemetery contains approximately 150 headstones and footstones, with the earliest dating to the mid-nineteenth century and the most recent to the 1940s. The majority of the stones are from the nineteenth and early twentieth centuries. The remnants of a metal piping railing frame the burying ground's boundary (Photographs 97-98). According to a plaque located on the site, the property once contained the Ebenezer M.E. Church, built in 1822. A new church replaced the original one in 1876. That church was demolished in 1955, although the cemetery remains.

Until about 30 years ago, the cemetery was abandoned and badly overgrown. At that time, upkeep of the cemetery was assumed by Henlopen Grange No. 20, whose members continue the task to this day. The Grange volunteers, in the course of their work, removed the remnants of a concrete block fence in a state of disrepair from the property. Money to maintain the cemetery is donated by Peggy Rollins, who has ancestors buried there. Mrs. Rollins owns a house in Lewes Beach, but her permanent address is in Atlanta (Melman, personal communication 2006). Attempts to reach her for additional information about the cemetery have not been successful.

Cemeteries are a type of resource not usually considered eligible for listing in the NRHP. In order to be eligible for listing, a cemetery must meet one of the NRHP Criteria

for Evaluation and also one of four "Criteria Considerations." The Criteria Considerations state that a cemetery must derive its primary significance from graves of transcendent importance, from age, for distinctive design features, or from association with historic events (National Park Service 1991:34).

The Ebenezer Methodist Episcopal Church Cemetery does not meet any of the Criteria Considerations. Graves of transcendent importance are defined in the NRHP bulletin as the burial places of persons having "great eminence in their fields of endeavor or..a great impact upon the history of their community" (National Park Service 1991:34). There is no evidence that such persons are buried in the cemetery. Rather, the cemetery contains graves of people who lived in the community, as recorded on the 1868 map of Lewes and Rehoboth Hundred, in the manuscripted agricultural census of the mid- and late nineteenth century, and in deed records, among them Blizzard, Carpenter, Collins, Donovan, Flutcher, Joseph, Morris, Parsons, Paynter, Records, Waples, Warrington, and Wilson. There is no record in the published histories of Delaware that any achieved great eminence in their field or had an impact upon the history of the community. Nearly all were farmers tending operations typical of the area and era.

Cemeteries can also be eligible if they have "achieved historic significance for their relative great age in a particular geographic or cultural context" (National Park Service 1991:35). This is not the case with the Ebenezer Methodist Episcopal Church Cemetery. The marked graves date from the mid-nineteenth century to the 1940s. These cannot be described as having achieved "great age" in the context of settlement in Sussex County and Lewes and Rehoboth Hundred. Euro-American settlers have lived in the Lewes area since the 1630s and in the vicinity of the cemetery since at least the late seventeenth century. Consequently, a burying ground dating to the mid-nineteenth century cannot be defined as being of "great age" by the standards of the area.

The Ebenezer Methodist Episcopal Church Cemetery also lacks "distinctive design values" (National Park Service 1991:35). This portion of the Criteria Consideration generally refers to high style cemeteries, such as Victorian era cemeteries with elaborate boulevards and streets, ornate mausoleums, statuary, and other grave markers, and notable landscape architecture. This cemetery does not fit the definition. The Ebenezer Methodist Episcopal Church Cemetery lacks a noteworthy design; the graves are simply laid out around a church building that no longer exists. It is not noted

for architecture, landscape architecture, mortuary art, or sculpture (National Park Service 1991:35).

The Ebenezer Methodist Episcopal Church Cemetery is also not associated with "specific important events or general events that illustrate broad patterns" of history (National Park Service 1991:35). There is no record that the family cemetery is associated with any important event.

Because it fails to meet any of the four Criteria Considerations, the Ebenezer Methodist Episcopal Church Cemetery is not eligible for NRHP listing.

4.2.10 S-966 -- Hart Farm

The Hart Farm, an agricultural complex at 34139 Cedar Grove Road, consists of a farmstead and approximately 5.1 ha (12.5 ac) of associated land. It is identified as the property of T. Hart on the 1868 *Atlas of the State of Delaware* (Beers 1868); the Phase I Historic Architectural Resource Survey report mistakenly attributed the property to a neighboring historic land owner, P. Wiltbank (Kuncio *et al.* 2006). The buildings in the farmstead consist of a two-story, vernacular-style farmhouse, a carriage barn, a barn, and a small shed (Photographs 99 through 103).

The frame farmhouse is finished with shake siding and topped by a side gable roof with a peaked cross gable. Stylistically, the I-house farmhouse dates to the mid-nineteenth century. The house has seen numerous changes, including the placement of a partial width, enclosed front porch, various one-story additions to the rear, and replacement windows, but the house's scale, massing, and finish evoke its nineteenth century origins.

Stylistically, the barn and carriage barn appear to date from a later era. The barn is utilitarian in character, constructed of heavy frame, and covered with plywood. Its roof seems to have been replaced within the last 20 years. On the west side of the barn there are what appear to be concrete and steel fenced dog kennels. The frame carriage barn is divided into the standard three-section arrangement: a one-and-one-half-story high central section with a high front gable roof flanked by one-story shed roof side sections. The only other building on the farmstead is a small one-story shed of recent origin.

According to historical records, Thomas Hart moved to Lewes and Rehoboth Hundred from Indian River Hundred about 1864 (U.S. Census 1860b:38; Sussex County

Tax Assessments 1850-1880). He had acquired 43.5 acres of land from N.P. Holland and another 17 from Silas Dickinson. The 1868 tax assessment lists his holdings as 80 acres and mentions a house for the first time. From this, it is deduced that the house on the property dates to *ca.* 1865, a date consistent with its architectural style. Mr. Hart is also assessed for one horse, three mules, two cows and calves, two shoats, and four sheep (Sussex County Tax Assessments 1850-1880).

The 1870 agricultural schedule notes that all 80 acres of the Hart Farm were tilled, that the number of milk cows had increased to five and the number of swine now stood at 10; he also had two working oxen and one beef cow. Hart, like his neighbors, was a diversified farmer, growing wheat, corn, oats, Irish and sweet potatoes, putting up molasses, and producing butter. His farm was valued at $2,400, which placed him in the middle ranks of farmers in the area (U.S. Census 1870a). Ten years later, his tilled acreage had risen to 105; another 10 acres were wooded. The wooded acres probably included the 100 peach trees he is listed as having. Hart now raised poultry in addition to milk cows, cattle, and swine. Corn, wheat, and Irish and sweet potatoes were still grown; peaches had been added to the product mix. The value of his farm implements had grown from $50 to $100, and his farm was now worth $2,750. Hart was now hiring farm help during part of the year (U.S. Census 1880a). This could be because he and his wife were getting older (Hart was 66 in 1880) and his sons were no longer living at home. The Harts, however, did have three domestic servants living in their house, ages 11, 13, and 14 (U.S. Census 1880b).

Thomas Hart died in the 1890s; near the end of that decade, his estate was partitioned. Some of it went to neighboring farmer Rufus S. Joseph, who had married Hart's widow, Sarah. Forty acres were sold by Hart's heirs to another neighbor, John W. Morris (Sussex County Deeds 1898a:364). In 1907, Morris conveyed the 40 acres to Harry F. Jeffries. He or his wife (after his death) held the property until 1953 (Sussex County Deeds 1953:212).

The Hart Farm is eligible for NRHP listing under Criteria A and C as an example of a Sussex County Agricultural Complex ranging in age from the mid-nineteenth to the mid-twentieth centuries. To be eligible as an agricultural complex, a farmstead must consist of a farmhouse and related domestic and agricultural outbuildings. A complex is "characterized by a concentration or multiplicity of features, functions, and material culture," which must retain temporal and design integrity (De Cunzo and Garcia 1993:250). During the Urbanization and Early Suburbanization period (1880-1940±) in

Sussex County, a complex generally included a two-story, single pile farmhouse with a kitchen wing, often exhibiting Victorian motifs, such as a cross gable roof and two to 10 outbuildings laid out in a partial court behind the house. The outbuildings "defined the Sussex County agricultural landscape" (De Cunzo and Garcia 1993:191) and generally included a mixed-use barn and corncrib and, by the early to mid-twentieth century, potato houses and low broiler houses (De Cunzo and Garcia 1993:189-191).

The Hart Farm meets the major parts of these criteria. The farmhouse is a two-story high I-house with a kitchen wing and a cross gable roof. The outbuildings are located to the north and east of the house. The carriage barn and a barn appear to have been built at a slightly later time than the house, which illustrates evolutionary changes to the farm and farmstead over time. The barn most likely held dairy cows, while the carriage barn probably held equipment and may also have held the corn used to feed poultry.

The Agricultural Complex criteria makes clear that, in order to be NRHP eligible, the complex must have associated agricultural land. The Hart Farm retains 17 of the 40 acres conveyed in 1898 to John W. Morris. It is located north and east of the farmstead. Although the land is currently fallow, its evokes former pastoral and agricultural use. Because the farmstead and land remain, the farm is eligible under both Criteria A and C.

The Hart Farm does not appear to be significant under NRHP Criterion B, association with a significant person. The guidelines for applying Criterion B state that a person must have made specific contributions to history that can be identified and documented (National Park Service 1991:14). There is no record that any of the owners of record (Thomas Hart, John W. Morris, or Harry F. Jeffries), made identifiable and documented contributions to local history. None is mentioned in Delaware histories. Hart, the only one for whom specific historical information has been found, seems to be a typical farmer in this part of Lewes and Rehoboth Hundred. His farm size of 80 to 105 ac places him in the middle range of farmers in the area, as does the value of his farm. His crop mix is also typical of the time: dairy cows and dairy products, swine, grain grown both as feed and as a market product, potatoes, and, by 1880, peaches and poultry. Diversified farming with both market and personal uses was a staple of the era.

The farm is also not significant under NRHP Criterion D, because it is not likely to yield information important in history. In order for a building or collection of buildings to be eligible under Criterion D, the resource(s) must be the principal source of important information. The Hart Farm is an example of a Sussex County Agricultural Complex

from the Urbanization and Early Suburbanization period (1880-1940±). The resource type is not uncommon and is well-documented. Architecturally, the buildings consist of a modified I-house, a very common property type in southern Delaware. The outbuildings are also examples of common agricultural buildings. They do not convey the ability to yield important information on Sussex County's agricultural history.

A DOE form for the Hart Farm may be found in Appendix C.

4.2.11 S-8591 -- Israel United Methodist Church

The current Israel United Methodist Church building dates to 1916. The vestibule, which contains a small entry and restrooms, was added to the building in 1974 (Johnson, personal communication 2006). Presumably, the vinyl siding that covers the walls dates from that period. Prior to the 1974 construction, congregants entered the sacristy directly from the front door. The church is a simple frame, rectangular building topped by a square steeple and pointed spire. It rests on a foundation of concrete and concrete block. Gothic style windows are the only modicum of ecclesiastical style. The church is surrounded on all sides by a burying ground, with the earliest gravestone dating to 1848 (Photographs 104 and 105). Development is encroaching the property on all sides.

The church sports a simple interior featuring a cove ceiling, plaster side and rear walls (the front wall, where the addition was made, is dry wall), and Gothic window surrounds. A central aisle is flanked by 10 pews on each side. The aisle features two heat grates, and is carpeted; the pine wood floor under the pews is not. The pews face the altar and choir space, which is located behind the altar (Photographs 106-108).

According to historical sources and the current minister, the congregation dates to the mid-nineteenth century. The church was founded by Israel Jackson. A nineteenth century history of Lewes and Rehoboth Hundred (Scharf 1888:1221) states that the original church building "burned down about 1853," but that it had been "rebuilt and repaired," possibly *ca.* 1855 (Johnson, personal communication 2006). The 1868 map of Sussex County (Beers 1868) showed the building as a "Mulatto Church," a designation also used in Scharf's history (Scharf 1888:1221). According to the Delaware SHPO office, the "mulatto" designation on historic maps often indicated an African American-Native American mix, and the cemetery may have a Nanticoke Indian tribe connection (Stocum, personal communication 2006). Local informants confirm the

mulatto designation; the church was founded by light-skinned African Americans (Braven Duffie, personal communication 2006; Johnson, personal communication 2006). A datestone inside the church lists an 1890 construction date. That building may also have been destroyed by fire, necessitating the 1916 rebuilding.

Despite the 1974 alterations, the church is recommended as eligible for listing in the NRHP. Churches are a category of resource not normally eligible for NRHP listing. In order to be eligible, a church must meet the requirements of Criteria Consideration A: Religious Properties, which states that a religious property is eligible if it derives primary significance from architectural or artistic distinction or historical importance. To be historically important, a religious property must be significant under another NRHP theme (National Park Service 1991:26-27).

In this case, the Israel United Methodist Church is significant under the theme 'Settlement Patterns' for its association with Belltown and the African American community in this part of Lewes and Rehoboth Hundred. The church illustrates historical settlement patterns and cultural divisions among African Americans in the Lewes area. Worshippers at the church were (and continue to be) light-skinned African Americans, and the historical record indicates that the people who worshipped during the historical period were of mixed race. Darker-skinned African-Americans worshipped at the John Wesley Methodist Episcopal Church, located nearby in Belltown. The church is significant because it illustrates this historic distinction within the local African American community.

The proposed NRHP boundary for the resource is the current tax parcel, which includes the church and the cemetery. A DOE form for the church may be found in Appendix C.